



For Lease » Office Space

**1390 Prince of Wales | Suite 406**

Ottawa | Ontario



### Building Details

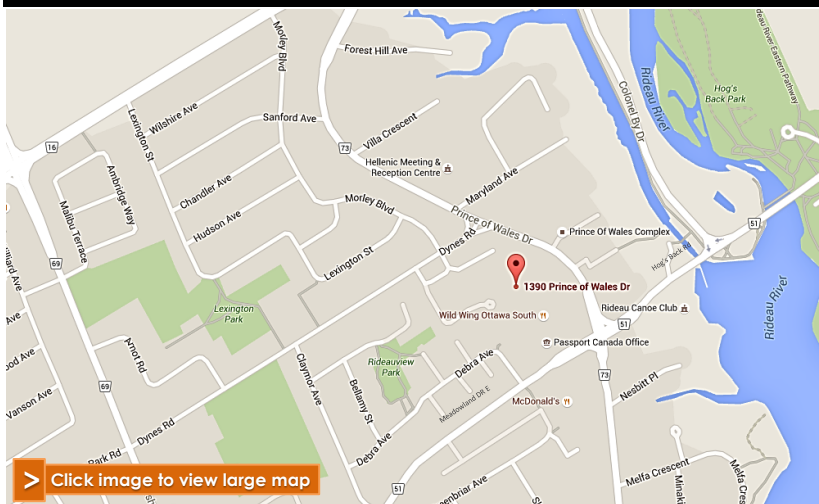
<b>Total Office Area:</b>	34,081 sf
<b>Number of Floors:</b>	5
<b>Net Rent:</b>	\$10.00
<b>Operating Costs:</b>	\$15.99 *
<b>Available Area:</b>	2,041 sf

Operating cost includes all property taxes, utilities and cleaning

### BUILDING KEY FEATURES + HIGHLIGHTS

- + Surface and underground parking available
- + Storage facilities available
- + Security patrolled and camera surveillance
- + Wheelchair accessible
- + New refurbished elevator
- + Certain suites have private washrooms and/or kitchenette
- + New energy efficient LED lighting
- + Recycling program
- + Private swimming pool
- + 24 Hour emergency service
- + Hands on, responsive management team with excellent repair and maintenance program
- + Easily accessible via public transit or car
- + Excellent existing client base including therapists, dentists, other medical services, chartered accountants, engineers, as well as a restaurant

» Map



### For More Information Contact

451 Daly Ave., 2<sup>nd</sup> Floor  
Ottawa, Ontario K1N 6H6  
[www.elkproperty.com](http://www.elkproperty.com)

**Bill Miner** Tel: 613-244-1012 ext: 201  
Cell: 613-229-9689  
[bminer@elkproperty.com](mailto:bminer@elkproperty.com)



**ELK**  
PROPERTY MANAGEMENT LIMITED





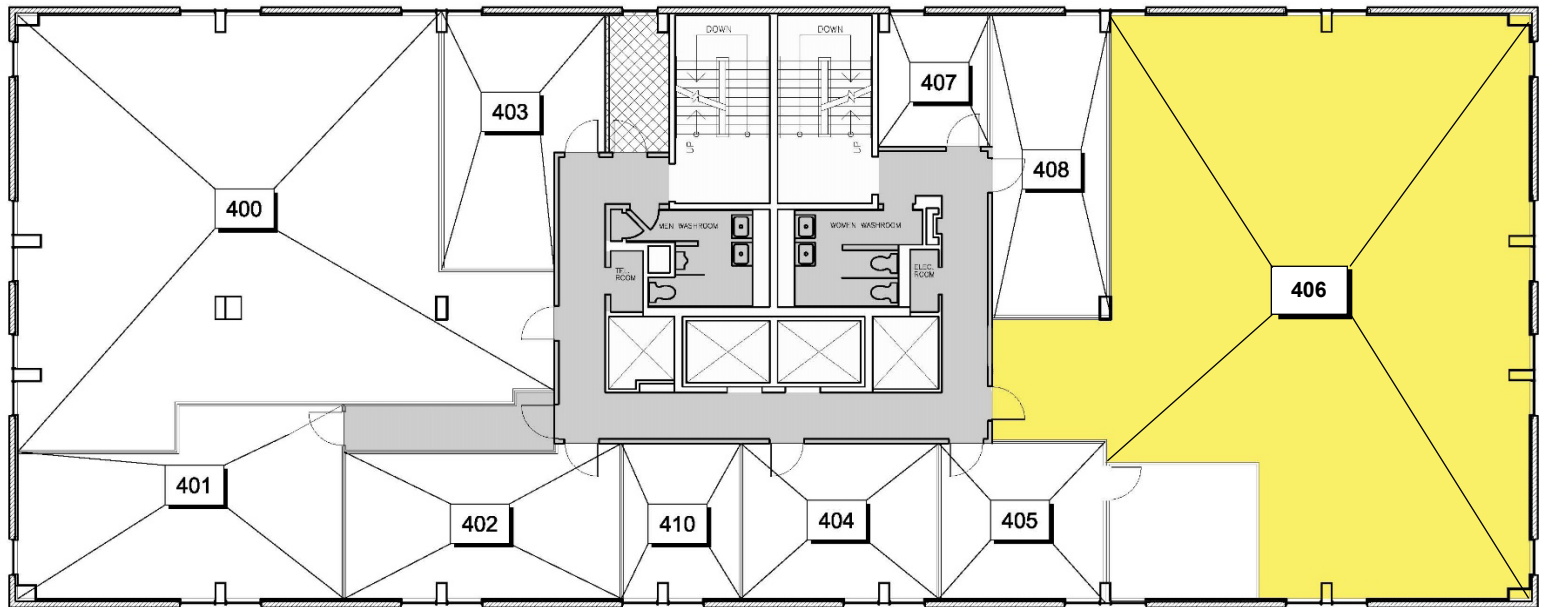
For Lease » Office Space

**1390 Prince of Wales | Suite 406**

Ottawa | Ontario

» Floor Plan

**2,041 sf**



### ADDITIONAL HIGHLIGHTS

- + Large Suite
- + Private Washroom
- + Boardroom
- + Large Open Working Area
- + Multiple Offices
- + Kitchen
- + Storage
- + Can be subdivided

» Pictures



**For More Information Contact**

451 Daly Ave., 2<sup>nd</sup> Floor  
Ottawa, Ontario K1N 6H6  
[www.elkproperty.com](http://www.elkproperty.com)

**Bill Miner** Tel: 613-244-1012 ext: 201  
Cell: 613-229-9689  
[bminer@elkproperty.com](mailto:bminer@elkproperty.com)



**ELK**  
PROPERTY MANAGEMENT LIMITED